



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

www.howardcountymd.gov

410-313-2350

FAX 410-313-3467

TDD 410-313-2323

HPC EXECUTIVE SECRETARY EXEMPTION DETERMINATION FOR MINOR ALTERATIONS

APPLICANT INFORMATION:	PROPERTY INFORMATION:
Mojan Bagha 8290 Main Street Ellicott City, MD 21043	Property Address: 188 Court Avenue/8290 Main Street, Staircase from Court Avenue to Lot E, Ellicott City
	Minor Alteration Case Number: MA-20-45
	Property Information: Map 25A, Parcel 188 and 184

OWNER INFORMATION:	HISTORIC DISTRICT INFORMATION
Mojan Bagha 8290 Main Street Ellicott City, MD 21043	Ellicott City Historic District <input checked="" type="checkbox"/>
	Lawyers Hill Historic District <input type="checkbox"/>

PROPOSED WORK:
<p>The Applicant proposes to install approximately 20 +/- linear feet of fencing in the rear of 8290 Main Street to 188 Court Avenue, adjacent to the staircase from Court Avenue to Parking Lot E, including one nominally 3-foot-wide gate. The fencing and gate are requested to prevent unauthorized access to private property.</p> <p>The Applicant clarified that the GIS property lines shown in the application are not 100% correct in the aerial view, but the fence will be kept entirely on Mr. Bagha's property and that he has a right of way across 8361 Court Ave to access his property. The Applicant will have the property corners surveyed prior to the work to ensure it does not go on other properties.</p> <p>The fencing will be 3-rail, flat top black aluminum estate fence, nominally 36 inches in height. Pressed dome cap will be provided on fence posts. Posts will be direct set in concrete below grade. Gate will be nominally 3 feet in width, and located as indicated. Gate will include locking capability. Style of gate will match fence.</p>

COMPLIANCE WITH GUIDELINES:
<p>The Executive Secretary has determined that the proposed work is considered a minor alteration and is consistent with the Guidelines as referenced below.</p> <p>Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways</p> <ol style="list-style-type: none">1) Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.2) Install open fencing, generally not more than five feet high, of wood or dark metal.

Date Posted to HPC Website:	Executive Secretary Signature
10/14/2020	<p>DocuSigned by: <i>Beth Burgess</i> 10/14/2020 2009CCB04D534A7...</p> <p>Beth Burgess, Executive Secretary Date Historic Preservation Commission</p>

**8290 Main Street/188 Court Avenue, Ellicott City
Minor Alteration Determination**

AFTER 5 DAYS POSTING ON WEBSITE:

Written Objection WAS NOT Received:

☐

No written objection was received and the proposed work was determined to be a minor alteration, not requiring Commission approval.

Written Objection WAS Received:

☐

Yes, a written objection was received. A Certificate of Approval is required.

Date Issued:

Executive Secretary Signature

Beth Burgess, Executive Secretary
Historic Preservation Commission

Date

cc: 8290 Main Street File

HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

GENERAL APPLICATION FOR CERTIFICATE OF APPROVAL AND TAX CREDIT PRE-APPROVAL

SUBMIT 10 COPIES of this application package, including all supporting materials required on pages 2-5 of this application to Howard County Department of Planning and Zoning. Applications must be received no later than 5:00 pm 22 days prior to the meeting. Applications can be submitted via mail, but may result in missing the deadline. Applications are not accepted via email or fax.

Address: 3430 Court House Drive, Ellicott City, MD 21043

Meeting Information

The Historic Preservation Commission (HPC) meets at 7:00 pm generally on the first Thursday of each month at 3430 Court House Dr., Ellicott City, MD. Please contact us regarding emergency applications.

Questions

Please contact Samantha Holmes, Historic Preservation Planner at 410-313-4428 or sholmes@howardcountymd.gov.

FOR STAFF USE ONLY

Application #:

HPC -

MA - 20-45

Meeting Date:

posted online

Date Received:

RECEIVED

By Samantha Holmes at 3:23 pm, Oct 13, 2020

PROPERTY INFORMATION

Address of Subject Property: 188 Court Ave / 8290 Main Street / Staircase from Court Ave to Lot E
Ellicott City, MD 21043

Name of Property Owner: Mojan Bagha

Historic District (please check): ☒ Ellicott City Local Historic District ☐ Lawyers Hill Local Historic District

Is this property listed on the Howard County Historic Sites Inventory? ☐ Y ☒ N #HO- _____

APPLICANT INFORMATION

Name of Applicant (please only provide one name for contact purposes): Howard Co. Dept. of Public Works
Robert Z. Hollenbeck, Project Manager

Mailing address: 9801 Broken Land Parkway, Columbia MD 21046

Phone No. (W) 410-313-5784 (H) _____

Email: rhollenbeck@howardcountymd.gov Contact Preference: n/a

BELOW FOR STAFF USE ONLY

Tax Account Number: _____

Map _____ Parcel _____

Part 1: General Application for Certificate of Approval

ALL APPLICATIONS MUST INCLUDE: The information required in this checklist must be provided or the application will be incomplete and may be rejected for consideration by the Commission. Please check each box below to confirm you have provided this information.

- ☒ Labeled, color photographs of existing property conditions, printed on 8.5x11 paper, no more than two images per page. Do not submit individual 4x6 photographs.
- ☒ A detailed description of the proposed work (include below or provide on a separate sheet of paper if more space is needed— do not add proposed work into the Guidelines justification section).
- ☒ Product specification sheets/photographs of product that clearly shows materials, colors, and dimensions.
- ☒ Plot plan of property, site plans, or elevations (as applicable to proposal; but required for any new construction).
- ☐ For major alterations: elevation drawings of proposed structure indicating dimensions, design, height, color, and materials. Product spec sheets are required for all new elements.
- ☒ A completed Part 2 of this application (page 3-4). Application may be rejected if not complete. If Part 2 is not suitable for your project, please type up a detailed explanation on a separate piece of paper.
- ☐ A completed Part 3 of this application (page 5) if you seek tax credits for any work.
- ☒ A completed Part 4 of this application (page 5). If the owner is not the applicant, the owner's signature is also required.
- ☒ I have read the Ellicott City or Lawyers Hill Design Guidelines and find my proposal complies with the recommendations in the Guidelines, as indicated below.

DESCRIPTION OF PROPOSAL: If more room is required, please provide write up on a separate sheet of paper to best organize proposed work. Continue to Part 2 (page 3-5) to complete required checklists.

Installation of approximately 20 +/- linear feet of fencing in the rear of 8290 Main Street / 188 Court Ave, adjacent to staircase from Court Avenue to Parking Lot E; including one nominally 3' wide gate. Fencing and gate is requested to prevent unauthorized access to private property. Fencing will be 3-rail, flat top black aluminum estate fence. Nominally 36 inches in height. Pressed dome cap will be provided on fence posts. Posts will be direct set in concrete below grade. Gate will be nominally 3 feet in width, and located as indicated. Gate will include locking capability. Style of gate will match fence.

DESIGN GUIDELINES: Consult the Ellicott City or Lawyers Hill Design Guidelines on the Howard County website at <https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Conservation-and-Preservation/Historic> and provide a brief description of how the proposal meets the recommendations of the Guidelines, including the applicable chapter and section. Please type up on a separate sheet of paper if more space is needed.

Proposed fencing is simple in design, black in color, designed to blend and not take away from aesthetics of the adjacent structures. _____
Chapter D. Walls, Fences, Terraces, Walkways and Driveways: _____
"1. Recommended: Install open fencing, generally not more than five feet high, of wood or dark metal. _____

Part 2: General Application for Certificate of Approval Checklist

TYPE OF ALTERATION: Please check the appropriate box for the proposed work and fill in required blanks. Specs sheets and photos must be provided or the application may be considered incomplete and rejected for consideration by the Commission.

You may create your own document if it better explains the project, be sure to include details such as materials and colors for all existing/previously existing and proposed features.

☐ **DOORS AND STORMS DOORS:** Refer to page 35 of the Ellicott City Guidelines and pages 26-29 of the Lawyers Hill Guidelines.

Existing Type: _____

Proposed Type: _____

Existing Color: _____

Proposed Color: _____

Existing Material: _____

Proposed Material: _____

Additional Info Included: ☐ Yes ☐ No

Specs/Photos Included: ☐ Yes ☐ No

Is this item being repaired? ☐ Yes ☐ No

Is this item being replaced? ☐ Yes ☐ No

☐ I seek tax credit pre-approval for this item.

For any proposed door replacement—the spec sheets must show the actual panel and window arrangement of new doors. Photos of existing doors should indicate the location on the house of any door proposed to be replaced.

☐ **WINDOWS:** Refer to page 38 of the Ellicott City Guidelines and page 26 of the Lawyers Hill Guidelines.

Existing Material: _____

Proposed Material: _____

Existing Color: _____

Proposed Color: _____

Existing Sash Arrangement: _____

Proposed Sash Arrangement: _____

Additional Info Included: ☐ Yes ☐ No

Specs/Photos Included: ☐ Yes ☐ No

Is this item being repaired? ☐ Yes ☐ No

Is this item being replaced? ☐ Yes ☐ No

☐ I seek tax credit pre-approval for this item.

For any proposed window replacement—the spec sheets must show the actual sash arrangement of the new windows. Photos of existing windows should indicate the location on the house of any window proposed to be replaced.

☐ **WALLS/SIDING:** Refer to pages 25-30 of the Ellicott City Guidelines and pages 21-24 of the Lawyers Hill Guidelines.

Existing Material: _____

Proposed Material: _____

Existing Color: _____

Proposed Color: _____

Additional Info Included: ☐ Yes ☐ No

Specs/Photos Included: ☐ Yes ☐ No

Is this item being repaired? ☐ Yes ☐ No

Is this item being replaced? ☐ Yes ☐ No

☐ I seek tax credit pre-approval for this item.

Part 2: General Application for Certificate of Approval Checklist

TYPE OF ALTERATION: Please check the appropriate box for the proposed work and fill in required blanks. You may create your own document if it better explains the project, be sure to include details such as materials and colors for all existing/previously existing and proposed features.

☐ **PAINTING:** Refer to page 50 of the Ellicott City Guidelines and page 31 of the Lawyers Hill Guidelines.

Existing Color: _____ Proposed Color: _____

Paint Chip Included: ☐ Yes ☐ No Area(s) to be painted: _____

Additional Info Included: ☐ Yes ☐ No _____

☐ I seek tax credit pre-approval for this item.

☐ **ROOF:** Refer to page 31 of the Ellicott City Guidelines and page 26 of the Lawyers Hill Guidelines.

Existing Material: _____ Proposed Material: _____

Existing Color: _____ Proposed Color: _____

Additional Info Included: ☐ Yes ☐ No Specs/Photos Included: ☐ Yes ☐ No

Is this item being repaired? ☐ Yes ☐ No Is this item being replaced? ☐ Yes ☐ No

☐ I seek tax credit pre-approval for this item.

☐ **SHUTTERS:** Refer to page 42 of the Ellicott City Guidelines and page 28 of the Lawyers Hill Guidelines.

Existing Type: _____ Proposed Type: _____

Existing Color: _____ Proposed Color: _____

Existing Material: _____ Proposed Material: _____

Additional Info Included: ☐ Yes ☐ No Specs/Photos Included: ☐ Yes ☐ No

Is this item being repaired? ☐ Yes ☐ No Is this item being replaced? ☐ Yes ☐ No

☐ I seek tax credit pre-approval for this item.

☐ **OTHER (such as lighting, railings, other repairs, tree removal, demolition, etc. Please explain in detail):** Refer to applicable Guidelines. For signs please use separate Sign Application. For New Construction use separate New Construction Application. Please attach additional pages as necessary or write up separate document.

Description: _____

Specs/Photos Included: ☐ Yes ☐ No Additional Info Included: ☐ Yes ☐ No

Is this item being repaired? ☐ Yes ☐ No Is this item being replaced? ☐ Yes ☐ No

☐ I seek tax credit pre-approval for this item.

Part 3: Historic Property Tax Credits

Historic Property Tax Credits 20.112 and 20.113 Eligibility Requirements

Please check the appropriate box:

In accordance with Sections 16.606, 20.112 and 20.113 of the Howard County Code, I request the pre-approval of eligible work to qualify for property tax credits for the following preservation and restoration work:

- ☐ A structure listed on (or eligible for inclusion in) the Howard County Historic Sites Inventory and is designated by the Commission as historically significant.
- ☐ An existing principal structure or historic outbuilding located within a local historic district in Howard County, which is determined by the Commission to be of historic or architectural significance, or to be architecturally compatible with the historic structures in the district.
- ☐ A landscape feature located within a local historic district or listed on the Historic Sites Inventory, which is determined by the Commission to be of historic or architectural significance.
- ☐ A cemetery, at least 50 years old, not operated as a business, which is listed on the Howard County Cemetery and Gravesites Inventory under Section 16.1303 of the County Code.

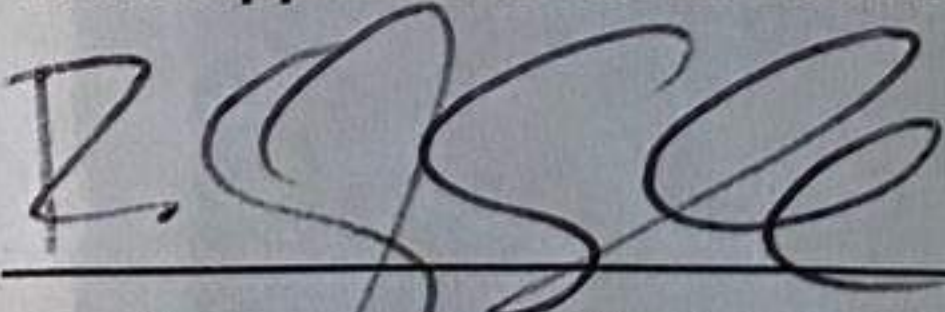
Please Note: There is a separate application for final tax credit approval. Copies of cancelled checks, receipts and paid invoices are required for final approval. Invoices should be itemized to separate repairs to the items pre-approved from those that are not eligible for the tax credit.

Part 4: Authorizing Signature to Submit Application:

I hereby certify by the below signatures(s) that the information supplied herewith is correct and complete and authorizes such periodic on-site inspections by the Department of Planning and Zoning and its agents as may be necessary to review this application and any petitions filed in connection herewith and to enforce the Historic District Guidelines and other applicable laws. This right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted. I have read and understand the above terms regarding the Historic Property Tax Credit Programs.

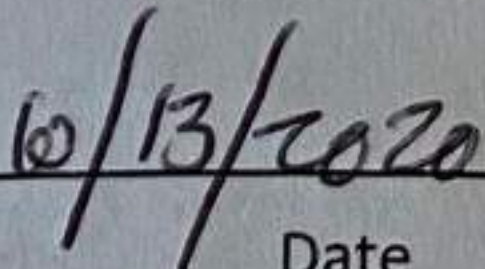
SIGNATURE(S):

If the Applicant is not the owner of the subject property, the owner's signature authorizing the proposed work is required.

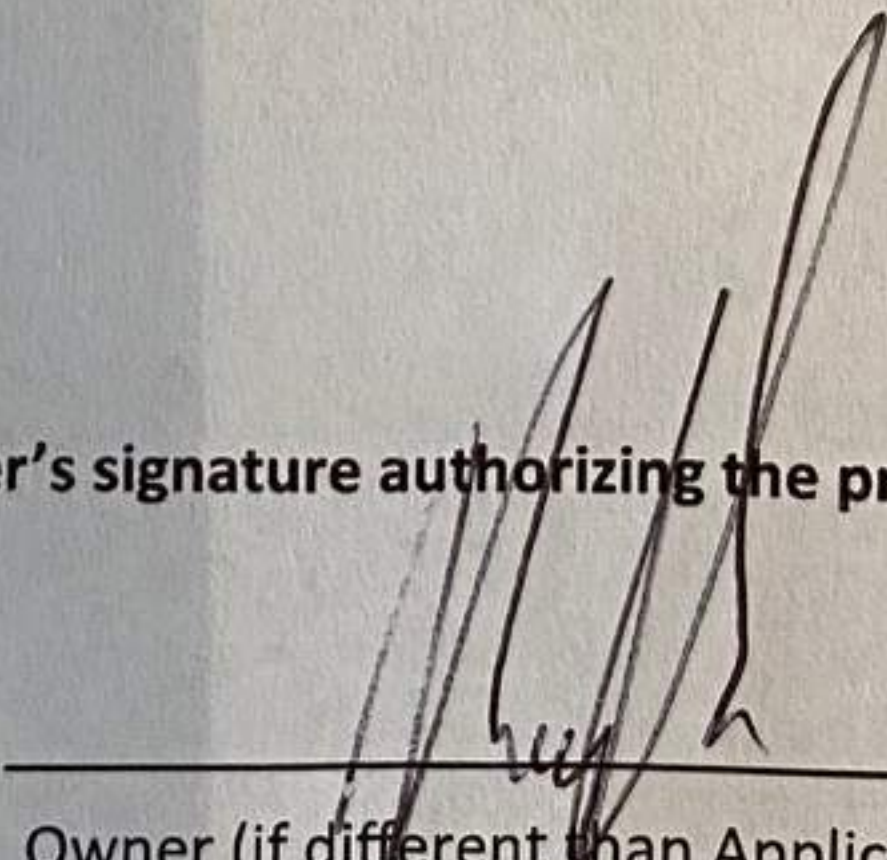


Applicant or Authorized Agent

Howard Co. Dept of Public Works

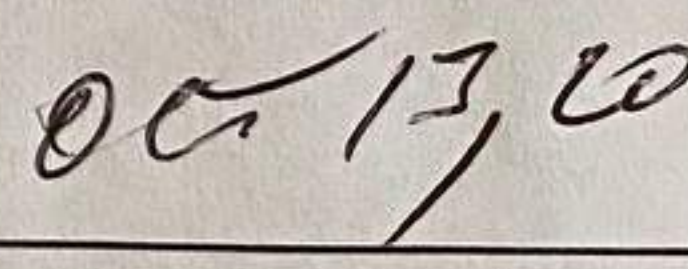


Date



Owner (if different than Applicant)

188 Court Ave. /
8290 Main St.



Date



**Image 1 - Existing Conditions from Court Ave looking South
(fence will not be readily visible from roadway)**



**Image 2 - Existing Conditions from Court Ave looking North (for reference of existing
conditions in area)**

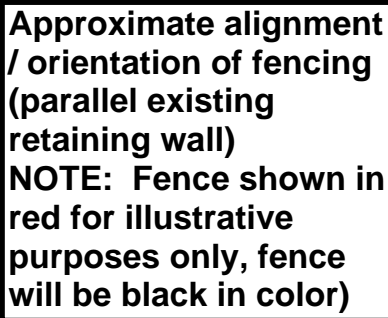


Image 3 - Proposed gate and fence configuration (shown in red for illustrative purposes only)

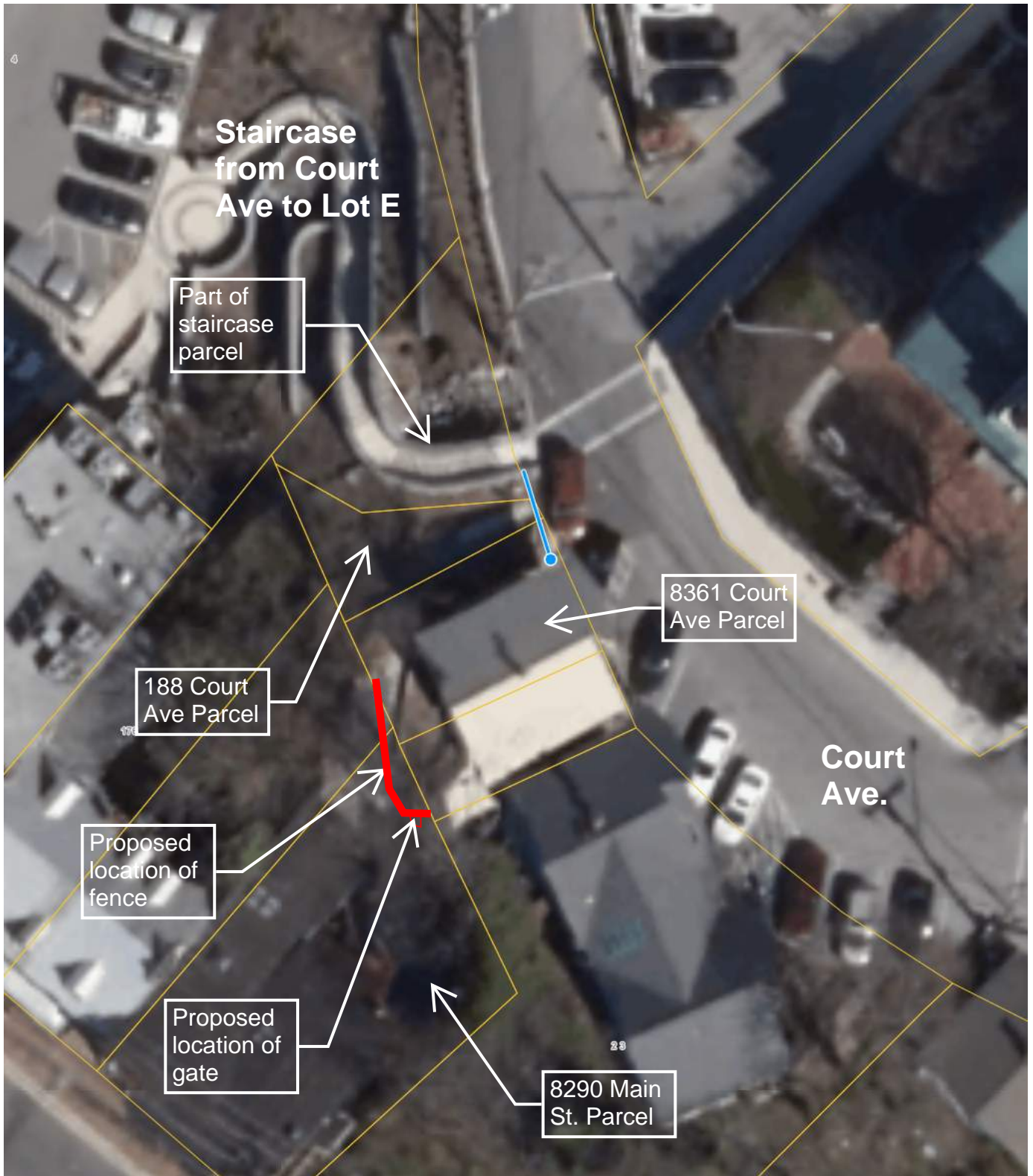
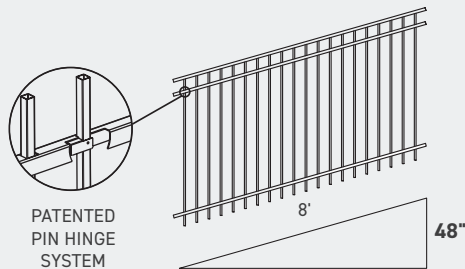


Image 4 - Proposed gate and fence site plan

PANEL & GATE STYLES

Patented Pin-Hinge System

- Rigid projection welded construction
- Adjusts to the most aggressive landscapes
- No metal on metal when raking – fatigue and rust can be initiated with metal on metal rackability

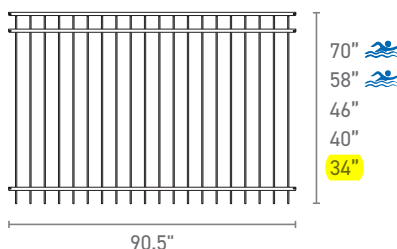


US Patent No. 8899555
Canadian Patent No. 2698715
Australian Patent No. 2008296065
European Patent No. 08799266.5

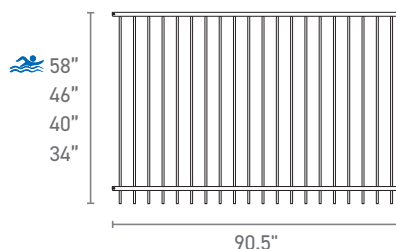
Flat Top

Rail: 1" X 1-3/16" 16 Gauge | Picket: 5/8" 18 Gauge | Gate Uprights: 1-1/2" 16 Gauge | Air space: 3-7/8"

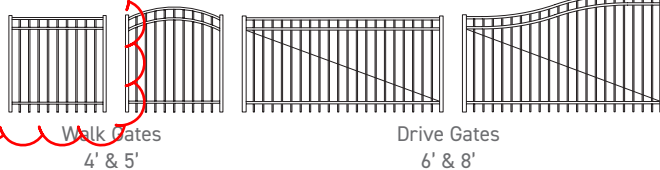
Three Rail Panels



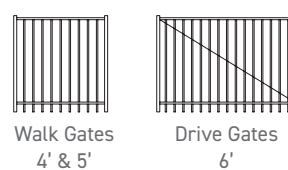
Two Rail Panels



Three Rail Gates



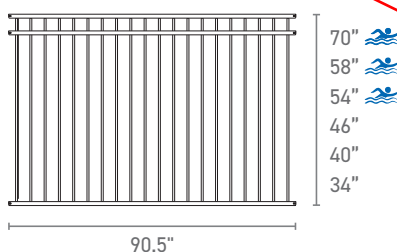
Two Rail Gates



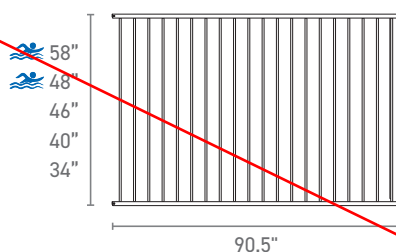
Flat Top / Flat Bottom

Rail: 1" X 1-3/16" 16 Gauge | Picket: 5/8" 18 Gauge | Gate Uprights: 1-1/2" 16 Gauge | Air space: 3-7/8"

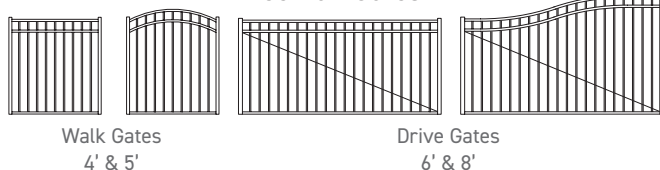
Three Rail Panels



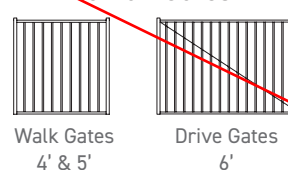
Two Rail Panels



Three Rail Gates



Two Rail Gates



HARDWARE & ACCESSORIES

Brackets

Accommodates 92-5/8" to 93-3/8" OC spacing



EXT. ONE DIR.
(EX-104)



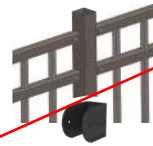
EXT. TWO DIR.
(EXW-204)



EXT. THREE DIR.
(EXW-304)



SWIVEL
(EXS-104)



OMNI

Accommodates 94-7/8" to 96" OC spacing



EXT. ONE DIR.
(EX-104 96" OC)



EXT. THREE DIR.
(EXW-304 96" OC)



EXT. TWO DIR.
(EXW-204 96" OC)

Posts + Post Accessories



With Base

2"
52"
58"
64"
74"



Without Base

2"
72"
84"
96"
108"



Base Plate
Cover



Nylon
Cap



Pressed
Dome Cap



Ball Cap

Gate Kit



1.5"x1.5" Gate Uprights

Lengths

47"
49"
59"
71"



Pressed
Dome Cap



Gate Ell



Assembled
Gate Ell Kit

Accessories



Fleur De Lis



Triad



Quad



Rings



2pc
Knuckle



Readysset Cement
& Grout